GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department - Bhimavaram Municipality – Change of land use from Park Use to Residential Use to an extent of 187.13 Sq.mts. and deletion of 30'-0" wide Master Plan Road and to earmark as Residential Use to an extent of 261.40 sq.mts. out of total extent of 1098.47 Sq.mts in R.S.No.301/1 of Gunupudi (V), 4th Ward, FCI colony, Bhimavaram – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.111 Dated. 25.08.2023

Read the following:-

1. From the DT&CP, AP, Lr.Roc.No.5052/2017/R2, dt.31.12.2018.
2. Govt. Memo No. MUNA0BVR(MISC)/3/H1/2019, dt.18.02.2019.
3. From the DT&CP,AP Lr.Roc.No. 5052/2017/R2, dt.22.07.2019.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt.30.06.2012.
5. Govt. Memo No. MUNA0BVR(MISC)/3/H2/2019, dt.16.09.2019.
6. From the DT&CP, AP, Lr.Roc.No.5052/2017/R2, dt.11.12.2019.
7. Govt. Memo No.1104132/H1/2020, dt.18.02.2020.
8. From the DT&CP, AP, Lr.Roc.No. 5052/2017/R2, dt.25.08.2020.
9. Representation of Sri Sk.Peer Basha, Bhimavaram, dt.01.03.2023 received through the Office of Hon'ble Minister(MA&UD) vide their Endt No.762/MIN/MA&UD/2023, dt. 17.04.2023.

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O R D E R:-

The Draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in the reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.492, Part-I, dated.17.09.2019. The Director of Town & Country Planning, AP in the reference 3rd and 8th read above has submitted that, the Commissioner, Bhimavaram Municipality has informed that the applicant has paid total amount of Rs.1,19,000/- towards development/conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Mangalagiri in the reference 6th read above, has submitted that, the Commissioner, Bhimavaram Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use one in English Paper (The Hindu) and one in Telugu Paper (Andhra Jyothi daily) on 04.11.2019 calling for objections/ suggestions from the general public. On publication of notification, no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the issue of the Andhra Pradesh Gazette. i.e.,25.08.2023.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESEH)

Y.SRILAKSHMI

SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

The Director of Town and Country Planning, AP, Mangalagiri.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

Copy to:

The individual through the Commissioner, Bhimavaram Municipality.

The Commissioner, Bhimavaram Municipality, West Godavari Distrct.

The District Collector, West Godavari District at Bhimavaram.

//FORWARDED::BY::ORDER//

P.v.s.Rao

SECTION OFFICER

(P.T.O)

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.951, MA., dt.27.11.1987 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.301/1 of Gunupudi Village, 4th Ward, FCI Colony of Bhimavaram to an extent of 187.13 Sq.mts and 261.40 Sq.mts. out of total extent of 1098.47 Sq.mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Park use and 30'-0" wide Master Plan Road in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA, Dt:27.11.1987 is now designated for Residential Land Use by variation of change of land use basing on the Council Resolution No.150, dated:30.07.2018 and marked as "A, D, E, F, H, I, J, K" (Park Use to Residential Use) and "A, B, C, D" (Deletion of 30'-0" wide Master Plan road to Residential Use) in the revised part proposed land use map bearing G.T.P.No.13/2019/R available in the Municipal Office, Bhimavaram, subject to the following conditions that;

1. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
2. The applicant shall hand over portion of the site effected in 33'-0" wide layout road marked as 'CDEFG' as shown in the GTP map to the local body through registered gift deed at free of cost.
3. The applicant shall not disturb alignment of water courses, if any found in and around the proposed site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing residential buildings in approved layout L.P.No.22/91
East : 10 M wide layout road and vacant land.
South : Existing residential buildings in approved layout L.P.No.227/87 and layout open space.
West : Existing 10 M wide Master Plan Road.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.v.s.Rama
SECTION OFFICER